

PLAN REQUIREMENTS FOR A BUILDING PERMIT

A SET OF WORKING PLANS SHALL INCLUDE THE FOLLOWING:

1. Plans to ¼-inch scale.
2. All elevations showing maximum grade
3. A foundation plan with pier and footer size, type of foundation wall, with required reinforcements, girder system and supports, including size.
4. Floor plan with all rooms labeled, including the size of each room. Door and window schedule: label egress and tempered glass, where needed.
5. Type of floor system: engineered floor systems, floor truss, I-joist, etc. Conventional frame lumber floor system, include size and spacing of joist and direction of joist.
6. Type of roof system: engineered roof truss or I-joist. Conventional frame: lumber or other roof systems, include roof view for conventional roof system. Design for a 30-pound live load on roof system, plus all dead loads.
7. A wall section to match house plans: begin with footer and include foundation wall, floors, frame walls above foundation and roof system. Include inside wall coverings (i.e. wallboard/paneling), all insulation, outside wall coverings, foundation coatings, drain tile, etc.
8. Engineering is required on all steel I-beams, lam beams, fletch beams, etc., support posts and footers, suspended concrete floors, concrete slabs on more than 24 inches of clean, stone fill, or no more than 8 inches of dirt fill. Engineering may be required on areas of house construction when the design has unusual loading conditions. Include engineering with plans at time of permit application.
9. NOTE: Most copyrighted plans require a letter from the company to make changes. Include this letter with the plans, verifying all required sections of plans to meet Code.

BL/DS:BC
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